

WOODBURN PLANNING COMMISSION MEETING MINUTES
September 10, 2009

CONVENED The Planning Commission met in a regular session at 7:00 p.m. in City Hall Council Chambers with Chairperson Bandelow presiding.

Chairperson Bandelow announced that the agenda is available at the back of the room. We will consider items one at a time according to the order listed in the agenda. We will follow the hearing procedure outlined on the public hearing procedure board. All persons wishing to speak are requested to come to the podium and give their name and address. Any individuals speaking from other than the podium will not be recognized.

ROLL CALL

| | | |
|-------------------------|--------------------|----------|
| Chairperson | Bandelow | P |
| Vice Chairperson | Vancil | P |
| Commissioner | GrosJacques | P |
| Commissioner | Grigorieff | P |
| Commissioner | Hutchison | P |
| Commissioner | Jennings | P |
| Commissioner | Kenagy | P |

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|----------------|----------------|--------------------------------|
| Staff Present: | Jim Hendryx | Community Development Director |
| | Dan Brown | Public Works Director |
| | Nadia Seledkov | Administrative Assistant |

MINUTES

- A. Woodburn Planning Commission Meeting Minutes of July 23, 2009.
Commissioner Hutchison moved to accept the minutes as written. Vice Chairperson Vancil seconded the motion, which unanimously carried.

BUSINESS FROM THE AUDIENCE

Gary Kosikowski, 611 Harrison Street, Woodburn, OR 97071, stated that he has resided at his current address for 20 years; that his wife Peppi works for the school district, and he works for Verizon. He spoke regarding a few things: In the Downtown Development Plan he stated that he was concerned with what kind of impact multi-family housing would have on the city, and that he would like the Chemeketa campus expansion aspect to be pursued as a means to have student or campus vitality to be expanded on in downtown. Also he thinks single-family home ownership should be promoted instead of multi-family housing. Another topic he discussed was traffic issues of rerouting; the Interchange and the second largest tourist trap in Oregon: the factory stores. He suggested that maybe we should consider having another single lane exit like Clackamas Town Center or perhaps adding additional south exits at Parr Road, or some north exits. Front street speed bumps would just cause traffic congestion. Finally, regarding Fifth Street proposed re-opening; he said he was concerned that if it's opened that there will be an increase in crime and drug trafficking.

COMMUNICATIONS

- A. Executive Session Woodburn City Council Meeting Minutes of June 8, 2009
B. Woodburn City Council Meeting Minutes of June 22, 2009
C. Woodburn City Council Meeting Minutes of July 13, 2009
D. Woodburn City Council Meeting Minutes of July 27, 2009

No comments were made.

PUBLIC HEARING

- A. Request
Type III Variance Review 2009-01
190 Garfield Street (corrected location: 202 Young Street)-City of Woodburn, Applicant

The applicant requests a Type III Variance to the setback abutting Broadway Street, to allow installation of a 4,000 gallon above-ground fuel tank.

Chairperson Bandelow asked if anyone had any conflicts, ex parte contacts, and/or declarations.

Commissioner Jennings questioned the correctness of the address.

Director Hendryx recognized the statement and said he will expand with information in his staff report to clarify why that address was given.

Staff Report

Director Hendryx read the applicable ORS.

Director Hendryx began the staff report: noting that the address listed is in error-that is the address of the Public Works building who would be the main user of the City of Woodburn for this requested installation. The address is on 202 Young Street between A & B Streets and the proposed above-ground tank would be located on Broadway Street. The reasoning for the location and need of the tank are that the central location chosen is convenient to the existing Public Works buildings and need is also in preparation for emergency situations to run emergency equipment and buildings if an emergency event should occur. There should be no undue hardship on neighborhood and land-use not adversely affected. The applicant, director of Public Works, will provide further detail about the specifics of the tank.

Commissioner Jennings questioned whether Broadway Street would be vacated.

Director Hendryx responded that Broadway Street would not be vacated as there was opposition by the neighbors.

Chairperson Bandelow asked if there were any questions before the applicant would proceed to speak.

There were none.

Public Works Director Dan Brown spoke about the need for a centrally located tank and the advantage of that type of tank. It's a double wall steel tank and exposed in configurations, mobile and easy to relocate. The utilities for its operation are also above-ground. If the city chooses to relocate the tank in the future, it would be easy and inexpensive to do so. The chosen location is a good area for maintaining security. It is important to have the tank available because in the event of a natural or man-made disaster, access to fuel for use in power generators if electricity goes out would be available. Public Works is a first responder in a 72 hour time period for survival if a natural or man-made disaster occurs. Woodburn isn't considered a priority recipient for fuel if an event was to occur. Quality fuel is very important to keep vehicles and equipment working correctly and for power generators to be used when needed.

Staff recommends approval of the variance. He concluded his presentation and was open to questions.

Chairperson Bandelow invited proponents of the application. There were none.

Chairperson Bandelow invited opponents of the application. There were none.

Commissioner GrosJacques questioned why this site was chosen over another location such as the water treatment plant location by McLaren on Hwy 214.

Director Brown responded that security and access would be inferior at that location.

Commissioner GrosJacques questioned gallon capacity the tank can hold.

Director Brown responded that it can hold 100s of gallons; 4,000 gallons is generally refueled monthly and frequently refreshed. Oregon's fuel quality has a short shelf life.

Commissioner GrosJacques questioned the importance of a split tank.

Director Brown responded that it was important to have a split tank to hold one half diesel fuel and the other half regular fuel; for the Public Works vehicles and for other equipment.

Chairperson Bandelow closed the hearing and opened it up for discussion with general discussion occurring amongst the Commission.

Commissioner GrosJacques moved to accept Variance 2009-01. Commissioner Grigorieff seconded the motion.

ROLL CALL

| | | |
|-------------------------|--------------------|------------|
| Chairperson | Bandelow | Yes |
| Vice Chairperson | Vancil | No |
| Vice Chairperson | GrosJacques | Yes |
| Commissioner | Grigorieff | Yes |
| Commissioner | Hutchison | Yes |
| Commissioner | Jennings | Yes |
| Commissioner | Kenagy | No |

With majority agreement, the motion carried.

REPORTS

Director Hendryx gave an overview of the work by the Sign Standards Focus Group and the WDO Standards Focus Group. He expected that there would be much more discussion and work to be done.

Director Brown spoke of the possibility of the transit center being expanded in the future; commuter rail service to Canby and bus service to Salem were potential changes.

Director Hendryx announced that there was one volunteer position available in the Downtown Plan Economic Committee, which will meet once monthly for a period of 6 to 8 months, for the purpose of developing plans to bring in more businesses to revitalize the downtown area. Meetings are to begin in October.

BUSINESS FROM THE COMMISSION

Commissioner Hutchison raised issues regarding current WDO standards in residential areas. He stated that he wondered how many people who were non-related could live in a single residence; sometimes there are up to 15-18 people per residence.

Chairperson Bandelow noted that it is landlords responsibility, in rental property, to keep track of that.

Vice Chairperson Vancil said that code enforcement can respond to complaints.

Director Hendryx affirmed that all written complaints were investigated.

There was general discussion amongst the Commissioners about the possibility of additional bypasses for traffic; south of the city, Parr Road was suggested as an option for an exit. An alternative suggested for north & south traffic instead of Settlemier Street was Fifth Street.

Director Brown suggested that a crosswalk should be considered on highway 214 near Salud Medical Clinic as it is estimated that 150 mothers cross there daily.

Commissioners Jennings agreed that it was a dangerous area to cross. That may be something to consider for a future meeting.

ADJOURNMENT

Commissioners Jennings moved to adjourn the meeting. Chairperson Bandelow seconded the motion, which carried unanimously. Meeting adjourned at 8:30 pm.

APPROVED _____
Ellen Bandelow, Chairperson Date

ATTEST _____
Jim Hendryx Date
Community Development Director
City of Woodburn, Oregon